West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 11 November 2026

FAO: Sam Nye

From: WSCC - Highways Authority

LPA Reference: DC/26/1651

Location: 3 Orchard Close Henfield BN5 9YA

Proposal: Demolition existing garage and erection of 1.no 3 Bedroom detached (self-build) dwelling, access track and garage.

Date of Site Visit: N/A

Recommendation: Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for demolition of existing garage and erection of 1.no 3 bedroom detached dwelling, access track and garage. The site is located on Tottington Drive, in this location a privately maintained road, as such these comments are considered advice only. Tottington Drive becomes publicly maintained highway approximately 8m to the west of the site boundary and is an un-classified road subject to a speed limit of 30mph.

The LHA was consulted on an application for permission in principle for erection of a new dwelling at this site, under ref: DC/26/0155 – the LHA did not raise any in principle concerns and the application was permitted. The current application is for full planning permission.

The proposed dwelling will be accessed via a new vehicular crossover from the privately maintained part of Tottington Drive – the applicant is advised to seek the permission of the proprietor of the private road prior to commencing access works.

The WSCC Parking Demand Calculator expects that a minimum of three parking spaces would be required for a dwelling of this size and location. The proposed plans indicate that the dwelling will be provided with at least two off street parking spaces. The LHA expect that there is sufficient space for a third vehicle if required, whilst retaining sufficient room for vehicles to turn on site and exit in a forward gear.

The existing double garage is proposed to be demolished, and a replacement single garage is proposed for the existing dwelling – this meets minimum internal specifications of 3 x 6m as set out in Manual for Streets.

The site is located on the edge of the existing residential area of Small Dole, within approximately 350m of a bus stop providing connections to Horsham and Worthing. The site is well-connected by foot to existing local shops and services. However, it is expected that private vehicles will be relied upon for trips further afield. Cycling is a viable option within the vicinity and a secure and covered cycle store is proposed to encourage sustainable transport methods.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services (Highways)